

## Lyons, 14/61 Launceston Street

Spacious and Secure North-Facing Townhouse in 'Elmslea'

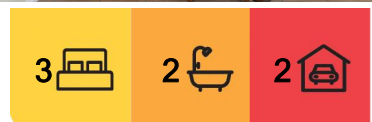
Discover the perfect blend of space and security in this north-facing townhouse within the esteemed 'Elmslea' complex. Featuring three large double bedrooms, two separate living areas, and a double garage, this home is designed for comfortable living. Enjoy the peace and quiet of a private, low-maintenance garden, ideal for relaxation and entertaining.

The townhouse offers ample storage with a walk-in robe in the master bedroom, built-in robes in the remaining two bedrooms, and a generous linen cupboard. Both bathrooms include baths and showers, with one featuring a separate toilet. There is a Powder Room downstairs.

Situated near Woden Plaza and Lyons shops, all your essentials are within easy reach. Excellent public transport links, including the nearby R4 and R5 bus routes and a short walk to the Woden bus interchange, ensure convenient access throughout Canberra.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$924,500

**View**  
[ljhooker.com.au/1TGYFMF](http://ljhooker.com.au/1TGYFMF)

**Contact**  
**Dikshant Dhungel**  
0451 404 198  
[dikshant.dhungel@ljhmanuka.com.au](mailto:dikshant.dhungel@ljhmanuka.com.au)

**EER** ★★★★★★

**LJ Hooker Manuka**  
(02) 6239 5551



Families will appreciate the proximity to top-rated schools such as such as Lyons Primary School, Hughes Primary School, Curtin Primary School, Alfred Deakin High School and Canberra College. Canberra Hospital and major roads like Tuggeranong Parkway are also conveniently close.

Key Features:

- \*Spacious two-storey design with three double bedrooms
- \*Double Garage
- \*North-facing aspect for natural light
- \*Master bedroom with large ensuite and walk-in robe
- \*Lounge/dining room and kitchen/family room opening to the private, easy-care garden.
- \*Solar energy system (3.3 kW)
- \*Instant gas hot water system by Rinnai
- \*Two bathrooms with baths, one with a separate toilet upstairs and an additional toilet downstairs
- \*Close proximity to bus stops (R4 and R5) and a short walk to Woden bus interchange
- \*Adjacent to bushland and open spaces including Oakey Reserve and Lyons Oval

Don't miss out on this fantastic opportunity to secure a spacious and well-located home in Lyons. Contact us today to arrange your viewing!

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

More About this Property

Property ID	1TGYFMF
Property Type	Townhouse
EER	4.5
Including	Air Conditioning Courtyard Built-in-Robes Secure Parking Solar Panels

Dikshant Dhungel 0451 404 198  
Property Consultant | dikshant.dhungel@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551  
20 Bougainville Street, MANUKA ACT 2603  
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au



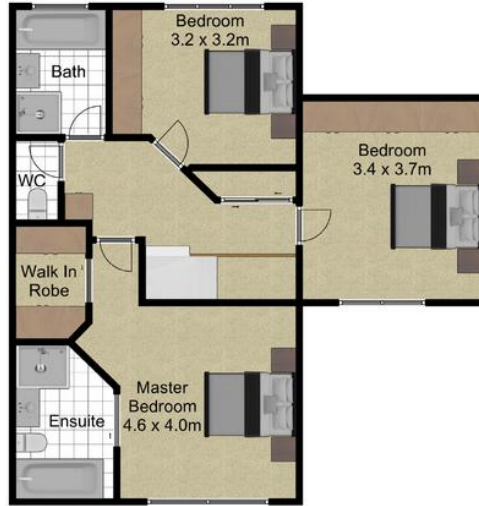
Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LJ Hooker Manuka  
(02) 6239 5551



Ground Floor



First Floor



**LJ Hooker**  
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.